Karen Johnson Davidson County
Batch# 1347906 DEEDQC
11/19/2025 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092175

THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL PRICE, HILL, KOLARICH, & MOORE 214 2ND AVENUE NORTH, SUITE 205 NASHVILLE, TN 37201 PHONE: (615) 256-1577 LISA FARRIS TENNESSEE NOTARY PUBLIC My Comm Exp. July 18 2028 COUNTY OF ROBERTSON	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant SUBSCRIBED AND SWORN to before me, this 13 day of November, 2025. Notary Public My Commission Expires: 07-18-2028

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mystic Innovations, LLC 1712 Ordway Place Nashville, TN 37206	SAME	092-08-0-372.00

QUITCLAIM DEED

Know all men by these presents the Trust having terminated and the Beneficiary should receive the property interest subject of this conveyance, we, **WALCO DEVELOPMENT, L.L.C.,** a Tennessee limited liability company, Grantor, by these presents do hereby quitclaim and convey unto **MYSTIC INNOVATIONS, LLC,** a Tennessee limited liability company, Grantee, its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature page to follow

WITNESS my hand this 12th day of November, 2025.

GRANTOR:

WALCO DEVELOPMENT, L.L.C.
A Tennessee limited liability company

By: _____
Alan Cohen, Authorized Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Alan Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Walco Development, L.L.C. the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Member.

Witness my hand, at office, this 12th day of November, 2025.

Vicki M. Glover
Notary Public

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission Expires: 3-6-29

EXHIBIT A

Legal Description

Land located in the 19th Councilmanic District of Davidson County, Tennessee at 808 17th Avenue North, being Lot 2 on Hallmark at Fisk Apartments Subdivision Final Plat of record in Instrument No.20050520-0057167, Register's Office Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning in the westerly right-of-way CSX Transportation Railroad at a northeasterly corner of Lot 1 on the above-mentioned Hallmark at Fisk Apartments plat, said point of beginning being north 62° 01'05" East, 212.70 feet along said right-of-way from an iron rod in the easterly right-of-way of 17th Avenue North having Tennessee State Plane Coordinate (NAD 83) values of North 667,030.53, East 1,732,049.52 and being the most southeasterly corner of the subject tract;

Thence with the boundary of said Lot 1 as follows:

North 28° 18' 58" West, 219.74 feet;

North 62° 01' 03" East, 178.20 feet to the westerly boundary of Link Family, LLC property of record as Instrument No. 20230501-0032106, R.O.D.C.;

Thence with said boundary of Link Family property South 28° 12' 02" East, 219.74 feet to the westerly right-of-way of CSX Transportation Railroad;

Thence with said Railroad right-of-way South 62° 01' 05" West, 177.82 feet to the beginning.

Containing 39,121 Square Feet or 0.898 Acre, more or less

TOGETHER WITH easement rights as set forth in the Easement Agreement of record in Instrument No. 20041210-0147256, amended in Instrument No. 20050607-0065170, said Register's Office.

Being part of the same property conveyed to WALCO DEVELOPMENT, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY by deed of record in Book 11038, page 951, and in Book 11038, page 955, dated July 28, 1998, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 12, 2025.

Date

Affiant Signature

November 13 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON